

**SPECIAL MEETING
MINUTES
POCD STEERING COMMITTEE
JANUARY 16, 2014 – 6:00 P.M.
MEETING #11
TOWN HALL ANNEX – COMMUNITY ROOM 2**

**GROTON PLAN OF CONSERVATION AND DEVELOPMENT AND MUNICIPAL
COASTAL PROGRAM UPDATES**

I. ROLL CALL

Regular members present: Cerf, Kane, Mathanool (6:09pm) Rafferty, Pritchard, Scott,
Sherrard, Sutherland
Absent: Marquardt, Smith, Williams
Staff present: Murphy, Jones, Norris, Silsby

Chairman Sherrard called the meeting to order at 6:05 p.m.

II. APPROVAL OF MINUTES of October 24, 2013 and November 21, 2013

MOTION: To approve the minutes of October 24, 2013, as amended.

Motion made by Scott, seconded by Rafferty, so passed unanimously.

MOTION: To approve the minutes of November 21, 2013, as amended.

Motion made by Sutherland, seconded by Rafferty, so voted 6 in favor, 0 opposed, 2 abstentions (Cerf, Mathanool).

III. PUBLIC COMMUNICATIONS – None

IV. ITEM OF BUSINESS

1. Report of Steering Committee Representatives

A suggestion was made to look into the reuse of the Mystic Oral School. It was also suggested that a joint meeting be held with the Energy Efficiency and Conservation Commission. Staff clarified that that committee will be able to review the energy and sustainability memo when it is developed.

2. Review of November 21, 2013 Public Meeting

Mike Zuba of Milone & MacBroom and Phil Michalowski were present for this presentation. Zuba distributed a draft schedule and gave an overview of what will be discussed moving forward, including information about the Mystic Oral School. He is working on putting together the final draft plan.

3. Community Survey Highlights

Phil Michalowski spoke about the survey results and distributed a breakdown of its findings. Topics covered in the discussion included demographics, quantifiable figures, state parks/trails, and school facilities. Milone & MacBroom will analyze and summarize the survey and fold into the draft plan. The sample size was small, therefore statistically

insignificant, care must be utilized when it is incorporated into the plan. Raw survey results will be posted to the Town's website.

4. Energy and Sustainability – Power Point Presentation

Phil Michalowski explained what sustainability means for a community and its future. He summarized and distributed a handout entitled, "Healthy Community Design". He spoke about the importance of energy and sustainability. Discussion followed about energy and CO2 measurements. Other topics included in the discussion were about energy and the built environment, as contrasted to the natural environment, low impact development & design, and transportation, which included school bus usage. Zuba will look into transportation. Waste reduction and the natural environment were also covered.

The following additional items were suggested to be included: 1) Hazardous waste collection day 2) Unused or unwanted drug disposal 3) The promotion of natural gas.

5. Commercial/Industrial Build Out

Zuba reviewed the build out analysis for commercial and industrial areas. He gave information about commercial and industrial zoned parcels and development constraints. He reviewed the commercial zones on the map and explained how he determined the floor to area ratio (FAR) by zone by right. He reviewed Table 4 and a map showing potential development using effective FAR. These findings will be folded into the Economic Development portion of the plan.

Discussion ensued about the ratio calculations, density, square footage, yield totals, and upgrades in industrial buildings. Looking into creating an inventory of what parcels are on the market for sale in Groton was brought up. Zuba explained the process he followed to put together this inventory of land use in Groton, looked at all land in the Town, and noted that he does not have information regarding properties being marketed as available for sale. An inquiry was made about how much agricultural land is currently in Groton. Zuba will get this information and report back to the Committee.

In light of the fact that Groton has been designated a Tree City USA for a number of years, Scott noted that the power company is killing trees throughout Groton. He feels that this should be addressed in the Plan of Conservation and Development.

Frink inquired if coastal and wetland resources would be included in the energy and sustainability memo. Zuba stated that this was not included but he could look into this.

The next Steering Committee meeting will be held on Thursday, February 20, 2014.

V. ADJOURNMENT

Motion to adjourn at 8:05 p.m. made by Scott, seconded by Pritchard, so voted unanimously.

Jeff Pritchard, Secretary
Steering Committee

Prepared by Robin Silsby
Office Assistant II